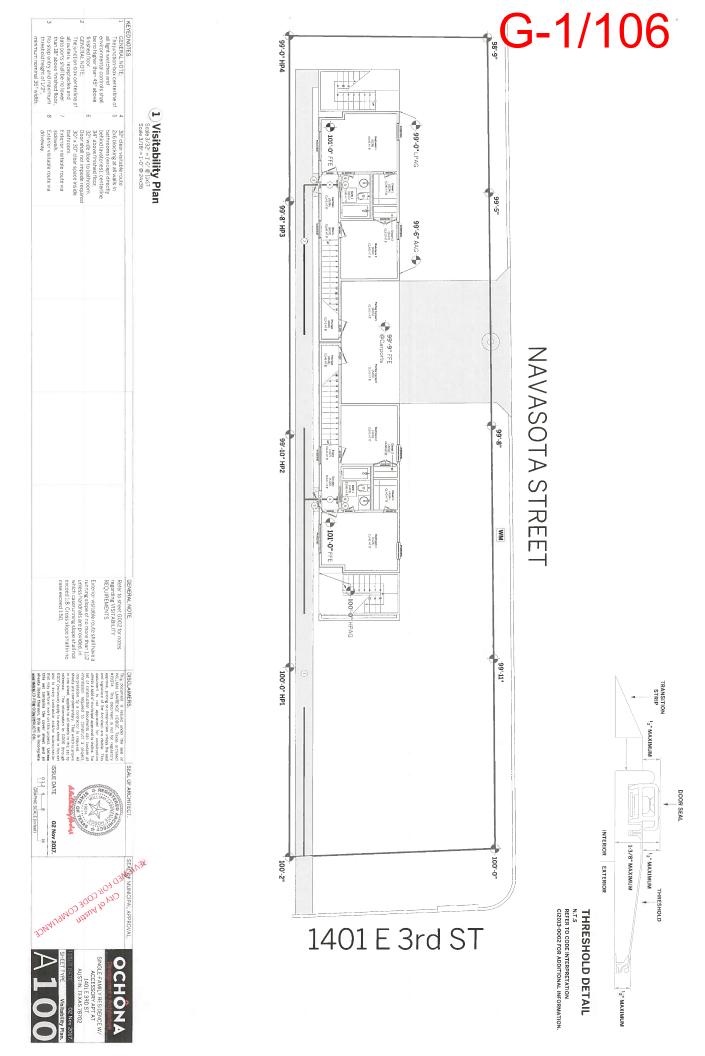
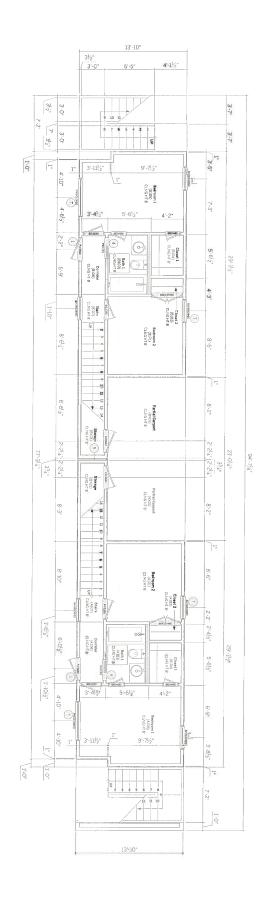
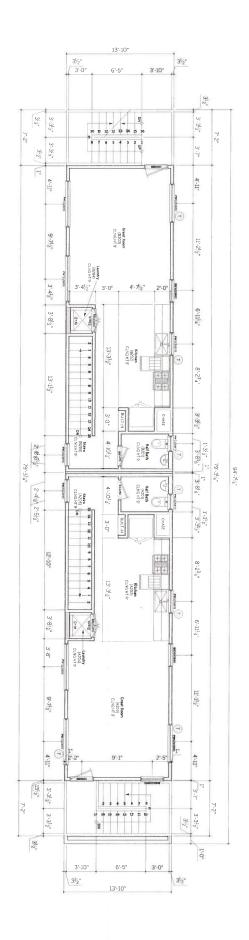
PROJECT CALCULATION AND APPLICATION SHEET (REFERENCE A000 FOR SITE PLAN) PROPERTY INFORMATION	SHEET (REFERENCE A000 FOR SITE PLAN	SITE DEVELOPMENT INFORMATION							ADD THE THE TANK OF THE TANK O
	#0204061201		Existing SF	New or Added SF	2 2 2	L I			[
on	W 35.6 of N 138 of W 193.4 of outlot 20, division "0"	1st floor conditioned (enclosed) area		878	0 878	0 800			Project ADU area 0
	STAT			7601		0			20
) d Planning Area	35.6 East Cesar Chavez	attics) Basements	0 0	5 0	0 0	0	1		ADU L2 area 0
	ONVSet	Covered parking (garage or carport, attached or detached)	0	210		0			Difference -550
project participating in SMART Housing?	No	Covered porch (front), patio (back), deck	0	106		D			OWNER INFORMATION Name
le site within Airport Overlay Zone?	NO NO					C			Durham Trading Partners XII, LLC
s site have a septic system?		Uncovered wood decks		0 0	0 0	0			Address
Does structure exceed 3,600 SF total under roof?	Zo	Total building area	0	2381	0 2381	0 0			Phone number
Is site located within Erosion Hazard Zone?		Snas		00	00	0			512.554.3647
property within 100 feet of 100-year flood plain?		BUILDING COVERAGE INFORMATION		c		C			Email
Is there at least one protected tree on this or adjacent	lot(s)?		SF P	Added			Total Project SF Maximum	Difference	CONTRACTOR INFORMATION
Does site currently have water availability?	Yes	1st floor conditioned (enclosed) area	2 Spig 1 Spig 2	878 1 Spira	0 878 0 878	S Spid	entitiement		Name
Does site currently have wastewater availability?	Yes		0	300		0	0/0		Address
Are there existing water or wastewater infrastructure, appurtenances, or existing water or wastewater easements on site?				017	0 210	C	210		0
Does site have, or will it have, auxiliary water source (well)?		and/or balcony area(s)	0	196	0 196	0	196		Phone number
Joes site require cut or fill in excess of four (4) feet? s site within Waterfront Overlay?	et?	Total building coverage	0	1284		0			Email
site within Lake Austin Overlay?	No	IMPERVIOUS COVERAGE INFORMATION		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		*****************	25.1400/% 40.00000%	-13.85993%	ABBI ICANIT INFORMATION
Does site front paved street?	Yes			1284		0	1284		Name
Does site have Board of Adjustment variance?	No ses	Sidewalks		328		0 0	328		William Hodge AIA
Case # (if applicable) n/a		ete	0	0	0	0 0	0 45		1106 Clayton Ln #216F 78723
DESCRIPTION OF WORK	No	AC pads and other concrete flatwork		100		0	0		ì
	int	etc)		0	0	0 0	0 8		512.760.9296 Email
Project type News	New constructon	Impervious coverage	0 2046 0	2046		2046 0	2046 2210	-164	vela@ochona.com
rt of existing exterior wall, structu			moliant etructure based on	a control of the cont		HEIGHT INFORMATION			Name Not Eddiown like onwin
of existing bedrooms	0	Does any structure (or an element of a structure) extend over or beyond a required yard?	extend over or beyond a	required yard?	No	Building height	25 O		Address
	otal hadroom count	Is front-yard setback averaging being utilized on this property?	this property?		No	PARKING reg'd 2		N	1106 Clayton Ln #216E 78723
# of bedrooms upon completion Build	ount	Is a sidewalk required for the proposed construction?	tion?		Yes Width of	approach (measured a	property line) (FT)	18	Fhone number 512 786 9298
		Will a Type I driveway approach be installed, relocated, removed, or repaired as part of this project?	ed, removed, or repaired as p			Distance from intersection (corner lots only) (FT)	er lots only) (FT)	75	Email
of new bathrooms	4	GROSS FLOOR AREA (SUBCHAPTER F) INFORMATION	ty or within ten (10) feet of MATION		property?			Yes	vela@ochona.com
of bathrooms upon completion Build	Building 1 bathroom count 4	Area Description	(Bldgs1+2) (Bldgs1+2)		Proposed Exemption (check article utilized)	Applied Exemption SF	Total Project SF Maximum entitlement	Difference	SOED AND
Build	Building 2 bathroom count 0	1st floor conditioned (enclosed) area					878		TOWN WHE CA
Project Description New 1	New primary house with ACCESSORY APARTMENT per 25-2-201 (NOT SECONDARY APARTMENT, NOT	2 ⁷⁶ floor conditioned (enclosed) area (including	0 1097				1097		G C
RADE PERMITS REQUIRED	Yes/No	Area w/ ceilings over 15'	D				0		RILIA
ectric trade permit required?	Yes	1st floor porchas		Taken	Full porch	188	0 0		から
Plumbing trade permit required?	Yes	S. G.		Taken	Max 200 SF exemption	00	0		7 7 7
Concrete (R.O.W.) trade permit required?	Yes	Attics	0 0			00	0		Party Sold Table
_		Attached garages (less than 10' from primary		Not taken	Max 200 SF exemption	0	0 (OF
Perm	Permits required Yes	2							Charles State of the Control of the
Electric		Detached garages (more than 10' from primary structure)	0	Not taken	Max 450 SF exemption	0	0		
	Plumbing trade permit required? Yes Wechanical trade permit required?	Attached carports (less than 10' from primary	0		Max 450 SF exemption	0	0		
New Construction and Additions Cost				Nottaken	Max 200 or exemption	200	TO		PRIMARY HOUSE WITH ACCESS
Perm		structure)	0	Taken	Max 450 SF exemption	0	0		APARTMENT AT 1401 E 3rd ST, AUSTIN, TEXAS 78702
Elect				Not taken Not taken			5		
Mach			1852	Taken Not taken		396)	
likieri.			***************************************	Taken Not taken		000			SHEET TYPE Project calculations
Cost	nit required?	lot percentage	>>>>>>>>	Not taken Not taken		>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>		0.41124%	
Remodel and Repair Cost Cost	Mechanical trade permit required? Socst of building work Cost of electrical work Cost of electrical work Socst of electrical work	lot percentage		Not taken Not taken Not taken	>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	***************************************	124%	0.41124%	



| New step-free entry into | Of | New accessible coor into | Of | New accessible coordinates | Of | New accessible coord VISITABILITY NOTES (REPEATED FROM SHEET G002). 1. Bathroom(s) on the first floor shall receive an entry door with minimum. Bathroom(s) on the first store shall reserve 26% smood blocking parallal with those (except describe better discontaines). Blocking said the viestalled with those (except describe better discontaines) and several finest shoot level. Switches and them solitate on all the said liber should be shall be sociated for preader than 55° (69) introllice contribution) above (mish floor level). Best of the said approximation of the said liber shall be stored to be strong that the said liber shall be strong that the said liber shall be said to be said the said liber shall be said to be sa an 18' (@ junction box center fine) above finish floor level. Itasks one entrance to the first floor of the dwelling shall have a located mittane with a beneed threshold of 12' or less. Incastor entrance with a beneed threshold of 12' or less. Visitable route shall be provided from public way to the no-step retrance of each pwelling unit. Said visitable route shall be a minimum. 35' in olear width and shall have a maximum cross slope of 150. FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT). 6" depth cold-formed metal framing 3,5" depth cold-forr 12" depth insulated-concrete-form framing 2x6 wood framing ISSUE DATE SEAL OF ARCHITECT. 1)Floor Plan, Level 01 GRAPHIC SCALE (in feet) Scale 1/4" = 1'-0" @ 24x36 02 Nov 2017. OCHONA

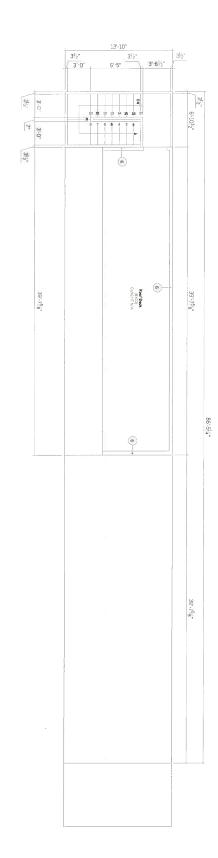


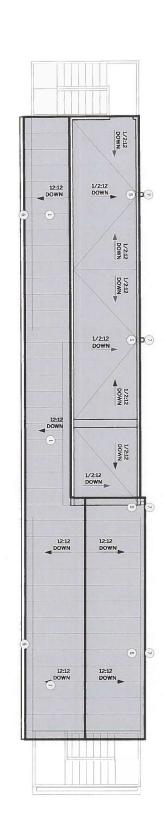
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT). OI. New step-free entry into: Oi. New step-free width 12**. Oi. New step-free entry into: Ot. Inc. New IZO-minute-rated devices about 150 minute-rated demissing will between duplex units, Construction to comptly 08. Ce with ULIGAZ or approved 09. Life and other constructions of the construction Ceiling break. Line of 5' ceiling height. Line of 7' ceiling height. Line of 15' ceiling height. Over Open 19. To con O FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT). 6" depth cold-formed metal framing 3.5" depth cold-formed metal framing 2x6 wood framing 2x4 wood framing ISSUE DATE SEAL OF ARCHITECT. 1) Floor Plan, Level 02 Scale 1/4" = 1'-0" @ 24x36 02 Nov 2017. OCHONA



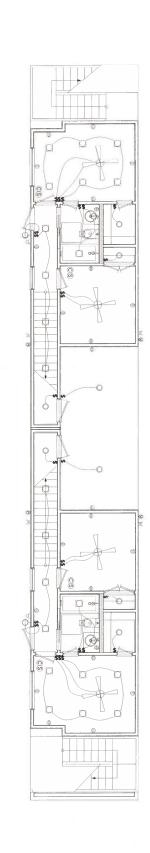
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIAL C PROJECT) OI. New seps free entry into Residence from subic resy. Residence from subic resy. Residence from subic resy. Residence from subic resy. Residence from seps resy. Residence from seps reserved. Residence from seps resy. Residence from seps residence from seps resy. Residence from seps residenc As the opening the provided from public way to the order of the and the first floor shall receive 2-6 wood blocking parallel bathroom(s) and he first floor shall be initialled such that the centellaries of blocking is 3-4 bove finish floor level. Switches and thermostats on all floors shall be located no greater than 45° (@) junction-box center(in-ja) above finish floor level. Flower receptacles and data ports on all floors shall be located notes than 18° (@) junction-box exertaine(in-) above finish floor level. At least one extrance to the first floor of the dwelling shall have a no-step entrance to the first floor of the dwelling shall have a no-step entrance with a bevelet threshold of 12° or least. A visitable route chall as provided from public way to the no-step entrance of each dwelling unit. Said stabille route shall be a minimum of 36° in clear width and shall have a maximum cross-slope of 150. .ITY NOTES (REPEATED FROM SHEET G002). shroom(s) on the first floor shall receive an entry door with minimum FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT). 6" depth cold-formed metal framing 3.5" depth cold-formed metal framing 2x6 wood framing 2x4 wood framing ISSUE DATE 1)Floor Plan, Level 03 OCHONA

G-1/109°



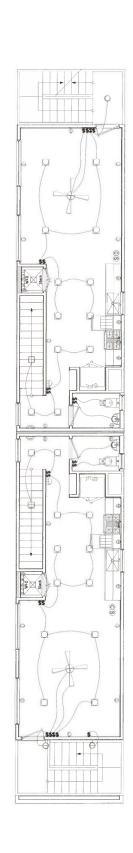






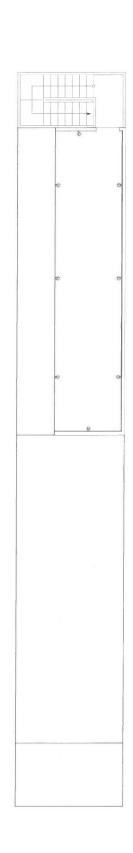


OCHONA



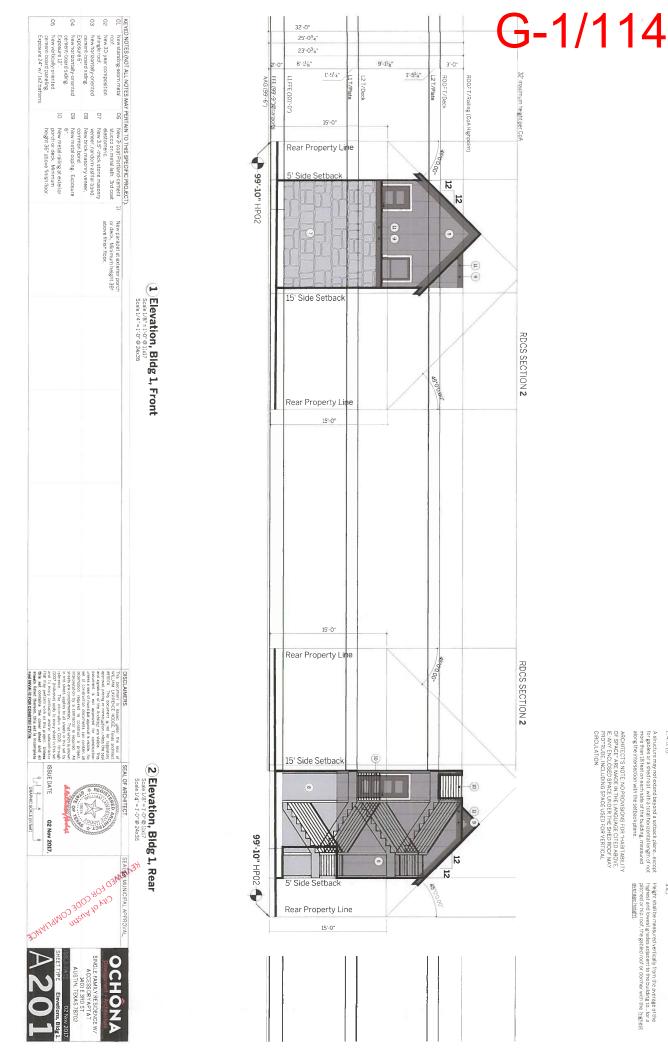


1 MEP Plan, Level 02
Scale I/8" = 1'-0" @ 11x17
Scale I/4" = 1'-0" @ 24x36





1 MEP Plan, Level 03
Scale 1/8" = 1'-0' @ IMJ7
Scale 1/4" = 1'-0' @ 24x36

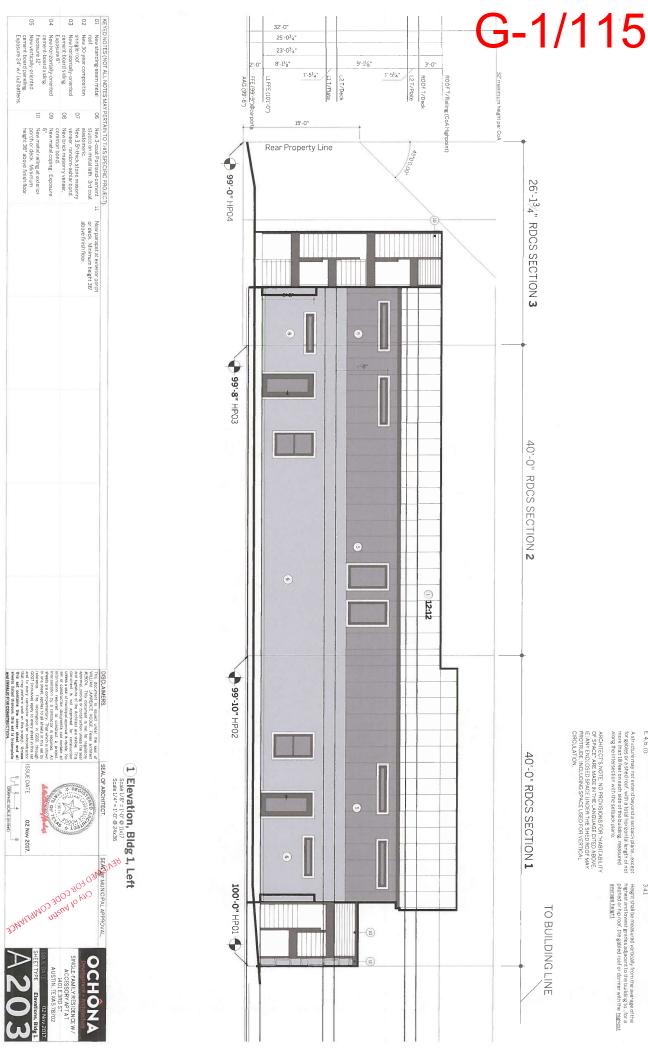


LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b, (i):

A Structure may not extend beyond a setback plane...except for gables or a steed oof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY"
OF SPACE" ARE MADE IN I'HE LANGUAGE CITED ABOVE.
IE: ANY FROCIOSED SPACE UNDER THE SHED ROOF MAY
PROTITUDE, INCLUDING SPACE USED FOR VERTICAL
DROUGHTION.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1



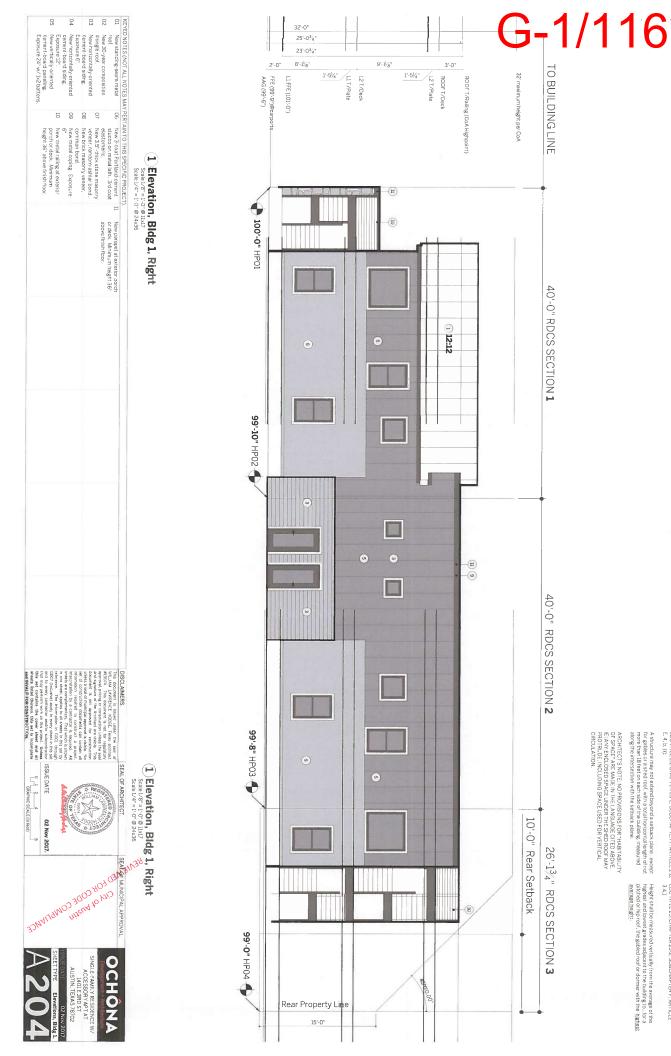
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ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE OTED PAGOE. IN CANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1

Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.



LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F. ARTICLE 2.6, LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F. ARTICLE E. 4, b. (f):

A structure may not extend beyond a setback plane, except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.

DO NOT CONSTRUCT IN A HALF CRITICAL ROOT ZONE FOR ANY PROTECTED TREE, IF PROPOSED FOUNDATION LIES WITHIN A HALF CRITICAL ROOT ZONE IN THE FIELD, CONTACT ENGINEER FOR FOUNDATION DESIGN REVISIONS

TREE PROTECTION NOTES

- Tree protection fences shall be erected according to City of Austin Standards, including types of fencing and signage.
- Tree protection fences shall be installed prior to the commencement of any sile preparation work.
- 4. Pruning to provide clearance for structures, vehicular traffic, and construction equipment shall lates place before construction begins. All pruning must be done according to City of Austin featurators and as outlined in literature provided by the infarnational Society of Arboticulture. (ISA pruning the provided of the provided by the provided of the provided by the infarnational Society of Arboticulture. (ISA pruning the provided provided by the p

- All trees close to structure shall be protected with fencing.

All tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times.

GENERAL PROJECT NOTES

The design of this project is the property of Genesis I Engineering Co. Any changes without prior written permission are not permitted.

Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2246.

 All contractors and subcontractors shall have at least five years experience in the construction industry. All required permits by City of Austin, TX shall be secured prior to start of construction.

Job site shall be cleaned daily of all excess debris and spoils.

6. The site and building shall be designed in accordance with the 2015 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.

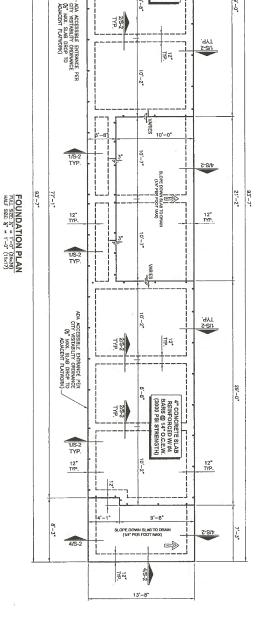
Approved Plans Concidon Notes:

Approved Plans Concidon Notes:

1. Client or Designated Agents are and allowed to make changes to exproved plans without indir written approved from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall induce all liabilities associated with the changes and without deniess:

1. Engineering harmless of each incurred healthy.

2. Client, or Designated Agent shall authorit in writing to Design Engineer for process the required by the Local Authority handpurised within order for the Design Engineer to process the required connections through the Plan Reviewing Authority for Approvel, where required.



₹2

779-2

12" TYP.

RAIN

12" TYP.

REFER TO S-2 FOR FOUNDATION NOTES

L-60 ANCHOR BOLT SLAB DROP, SEE HEIGHT

LEGEND

LEVEL 2 WALL BRACING PLAN STRUCTURAL FRAMING PLAN LEVEL 1 WALL BRACING PLAN

FRAMING DETAILS I

FOUNDATION DETAILS

FOUNDATION PLAN

CONTENTS

PLAN NOTES:

1. Concrete contractor shall verify all foundation dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall beer all liability.

Dimensions for interior beams are taken from edge of foundation to center of interior beam. 3. Do NOT scale off dimensions on plans.

SLAB PENETRATIONS:

Refer to architectural drawings for all locations, sizes and typical requirements.

FINISHED FLOOR ELEVATION:

Refer to Architectural Drawings for finished floor elevations.

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REVIEWED FOR CODE COMPLIANCE City of Austin



			72			CROWN DWAE-
1 of 7	Ś	AS NO.	/GAG	VERSIO	AU-17	FOUNDATION PLAN
7	7	B	GG	V 2.0	73	SINGLE-FAMILY DUPLEX



Genesis 1 Engineering Company
Commercial • Residential
G1E Austr., 17 7874
Office 512-89-2206
Fee 512-89-2206

1401 E. 3RD STREET AUSTIN, TEXAS ARCHITECT WILLIAM HODGE